

**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** August 19, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Megan Turcato, Planning Student  
**Department:** Planning and Development

**Title:** Zoning Amendment Bylaw 1298, 2025 | Z0000351 | Rural Large Parcel Oyama Road  
**Description:** To update the subdivision regulations in the Rural Large Parcel Oyama Road zone

## RECOMMENDATION

THAT Zoning Amendment Bylaw 1298, 2025 be read a first, second, and third time.

## EXECUTIVE SUMMARY

Staff is recommending Council amend the Rural Large Parcel Oyama Road zone (RLPO) to update the way subdivision is controlled in the zone, as indicated in draft Zoning Amendment Bylaw 1298, 2025 (Attachment D).

The zone was adopted in 2012 to allow for the controlled subdivision of eight rural properties along Oyama Lake Road. However, the zone's current method of controlling the number of lots created by subdivision has proven cumbersome for applicants and staff. Currently the RLPO zone controls subdivision based on a pre-determined lot layout (Attachment A), which has necessitated a time-consuming Development Variance Permit process if an applicant requests their subdivision have different lot lines than what is shown on the map.

To continue controlling the number of lots in this rural area while allowing more flexibility with placement of the lot lines, staff propose that Council amend the zone to remove the map and replace it with a table specifying the number of lots each existing lot has the ability to subdivide into. Property owners would retain the ability to create the same number of lots as they currently could, retain the minimum lot size of 4 hectares, and would gain flexibility as to the configuration of those lots. The proposed change would also eliminate the need for future Development Variance Permit applications to alter the lot layout, thereby saving applicant and staff time.

## BACKGROUND

TABLE 1: Application Information			
<b>Application Type</b>	Zoning Amendment	<b>Application Date:</b>	n/a
<b>Applicant:</b>	District of Lake Country	<b>Owner:</b>	n/a
<b>Application Description</b>	Proposal to change subdivision regulations in Rural Large Parcel Oyama Road zone		
<b>OCP Designation</b>	Rural		
<b>Zoning District</b>	RLPO – Rural Large Parcel Oyama Road		
<b>ALR</b>	No		
<b>Development Permit Areas</b>	Agricultural Stability, Erosion & Drainage Wildfire Natural Environment		

TABLE 2: Property Information					
	Folio/Roll #	Legal Description	PID	Civic Address	Land Area
<b>Property A</b>	01535.403 & 01535.401	NW 1/4 SEC 6 TWP 10 ODYD EXCEPT PLANS 34917, 35092, 39199, KAP53967 AND KAP81360	009-778-829	5574 Todd Rd. & 5574A Todd Rd.	46.81 ha. / 115.66 ac.
<b>Property B</b>	01535.601	SW 1/4 OF SEC 6 SHOWN ON PLAN B16275; TWP 10 ODYD EXCEPT PLANS 34917, KAP55023, KAP59748, KAP65139 AND KAP67846	013-451-642	5610 Oyama Lake Rd.	22.22 ha. / 54.90 ac.
<b>Property C</b>	03091.003	LOT 2 SEC 31 TWP 21 ODYD PLAN KAP84855	027-227-120	5617 Oyama Lake Rd.	29.20 ha. / 72.15 ac.
<b>Property D Lot A</b>	03091.005	LOT A SEC 31 TWP 21 ODYD PLAN EPP43236	029-487-986	5691 Oyama Lake Rd.	10.70 ha. / 26.44 ac.
<b>Property D Lot B</b>	03091.010	LOT B SEC 31 TWP 21 ODYD PLAN EPP43236	029-487-994	5653 Oyama Lake Rd.	19.60 ha. / 48.43 ac.
<b>Property E</b>	01535.602	LOT 1 SEC 6 TWP 10 ODYD PLAN KAP65139	024-585-211	5697 Oyama Lake Rd.	9.12 ha. / 22.53 ac.
<b>Property F</b>	01535.200	SE 1/4 OF SEC 6 TWP 10 ODYD EXCEPT PLANS H18507, KAP44199 AND KAP44768	013-451-669	5815 Oyama Lake Rd.	51.85 ha. / 128.13 ac.
<b>Property G</b>	01535.632	LOT A SEC 6 TWP 10 ODYD PLAN KAP50199	018-332-366	6011 Oyama Lake Rd.	16.19 ha. / 40.01 ac.
<b>Property H Lot A</b>	01535.004	LOT A SEC 6 TWP 10 ODYD PLAN EPP47829	029-727-359	6022 Oyama Lake Rd.	4.86 ha. / 12.01 ac.
<b>Property H Lot B</b>	01535.006	LOT B SEC 6 TWP 10 ODYD PLAN EPP47829	029-727-367	6034 Oyama Lake Rd.	4.96 ha. / 12.28 ac.
<b>Property H Lot NE ¼</b>	01535.002	NE 1/4 OF SEC 6 TWP 10 ODYD EXCEPT PLANS 35112, KAP50199, KAP76060 AND EPP47829	013-451-634	6047 Oyama Lake Rd.	20.53 ha. / 50.73 ac.

**TABLE 3: Property Information - Infrastructure and Development Engineering**

<b>Road Network</b>	Local connector
<b>Driveway Access</b>	Reviewed with future development applications (Subdivision or Building Permit)
<b>Water Supply:</b>	Private on-site water
<b>Sewer:</b>	Private – on-site septic
<b>Drainage / Stormwater</b>	Ditch drainage
<b>Comments:</b>	N/A

The RLPO zone was created in 2012 (Attachment C) to allow for the controlled subdivision of eight rural properties along Oyama Lake Road. This zone was requested by the property owners at that time as the re-write of the zoning bylaw (from Zoning Bylaw 176 to Zoning Bylaw 561) changed the minimum lot area for subdivision from 4 hectares to 30 hectares, which resulted in reduced subdivision potential for the area.

When the zone was created the eight properties were labeled A through H (Attachment A). Since then, two of the eight properties have subdivided (Table 4). Property D subdivided into two properties: Property D Lot A and Property D Lot B, and Property H subdivided into three properties: Property H Lot A, Property H Lot B, and Property H Lot NE ¼ (remainder). There are now eleven properties in the RLPO zone (Attachment B). All properties are at least 4 hectares in size, designated rural in the OCP, and outside of the Agriculture Land Reserve.

## ANALYSIS

The zone was written to control subdivision using a map depicting the exact configuration of lots (i.e. lot line placement). This method of subdivision control has proven cumbersome for applicants and staff (including fettering the judgement of the Approving Officer). When those wishing to subdivide want different property lines than what is depicted on the map, they must go through a time-consuming Development Variance Permit process.

This proposed zoning amendment would update the subdivision control in the Rural Large Parcel Oyama Road zone (RLPO). Staff is proposing to remove the map (Attachment A) and replace it with a list of the number of lots each property can subdivide into. This would have the effect of continuing to control the number of properties created in this rural area while allowing more flexibility with lot lines when subdividing.

The proposed update to the zoning maintains the initial intent of the zone: to allow subdivision while controlling the number of lots. At the same time it provides greater flexibility to property owners and the District as to what the property lines look like. Property owners would retain the ability to create the same number of lots as they currently have (maintain status-quo) and would gain added flexibility as to how the lots are configured. Through this change the District would also prevent the need for time consuming Development Variance Permits that use up applicant and staff time. The minimum lot size would remain 4 hectares, and the maximum number of lots that could be created in this zone would remain 21.

The intent of this bylaw is to provide each parent property with the same subdivision rights it had as of the zone's creation in 2012. The extent to which each property's subdivision opportunities have already been used determines the property's future ability to subdivide. The subdivision status and future subdivision eligibility of each property in the RLPO zone is summarized in Table 4, below.

- Property D and H: have subdivided already, thereby reducing the subdivision eligibility for these lots
- Property C: has an active subdivision application for a two lot subdivision. At the March 18, 2025 meeting Council approved a Development Variance Permit (DVP00411) to vary the permitted lot configuration. Should this subdivision be finalized the resulting lots would not have the ability to subdivide further. The current bylaw amendment would not impact Property C's ability to move forward with its planned subdivision.
- Property G has an active subdivision application for a three lot subdivision, following the configuration shown in the existing map and therefore compliant with the current zoning bylaw. This file is nearly completed, and is under consideration for registration. Should this subdivision be finalized the resulting lots

would not have the ability to subdivide further. The current bylaw amendment would not impact Property G's ability to move forward with its planned subdivision.

<b>TABLE 4: Subdivision Status</b>			
<b>PROPERTY</b> (AT RLPO ZONE CREATION, 2012)	<b>ORIGINAL SUBDIVISION ELIGIBILITY</b> (AT RLPO ZONE CREATION, 2012)	<b>SUBDIVISION HISTORY</b> (2012 – PRESENT)	<b>CURRENT SUBDIVISION ELIGIBILITY</b>
Property A	up to three lots	n/a	up to three lots
Property B	up to two lots	n/a	up to two lots
Property C	up to two lots	n/a	up to two lots
Property D	up to two lots	2 lots created (Lot A and Lot B EPP43236)	no further subdivision potential
Property E	up to two lots	n/a	up to two lots
Property F	up to two lots	n/a	up to two lots
Property G	up to three lots	n/a	up to three lots
Property H	up to five lots	3 lots created (Lot A and Lot B EPP47829, and Remainder NE ¼)	Lot A and Lot B EPP47829 may not be subdivided further. Remainder NE ¼ may subdivide into up to three lots.

#### FINANCIAL IMPLICATIONS

☒ None      ☐ Budget Previously Approved      ☐ Other (see below)

#### COMMUNICATION

- This application was referred to the Infrastructure and Development Engineering department.
- Under the *Local Government Act* a public hearing is prohibited. A newspaper ad was published notifying the public.
- The Planning Department has sent letters to owners of the subject properties.

#### ALTERNATE RESOLUTION OPTION(S)

1. THAT Zoning Amendment Bylaw 1298, 2025 not be read a 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> time, and the file be closed.
2. THAT Zoning Amendment Bylaw 1298, 2025 be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,

**Megan Turcato, Planning Student**

## Report Approval Details

Document Title:	Z0000351 - RLPO Zone Update.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A - Z0000351 - Existing Subdivision Map.pdf</li> <li>- Attachment B - Z0000351 - Current Properties RLPO Zone.pdf</li> <li>- Attachment C - Z0000351 - Current RLPO Text.pdf</li> <li>- Attachment D - Z0000351 - Bylaw 1298, 2025 RLPO Text Amendment - DRAFT.pdf</li> </ul>
Final Approval Date:	Aug 13, 2025

This report and all of its attachments were approved and signed as outlined below:

**Carie Liefke, Manager of Current Planning - Aug 8, 2025 - 3:20 PM**

**Steven Gubbels, Development Engineering Manager - Aug 8, 2025 - 3:43 PM**

**Jeremy Frick, Director of Development Approvals - Aug 11, 2025 - 2:03 PM**

**Reyna Seabrook, Director of Corporate Services - Aug 11, 2025 - 4:06 PM**

**Paul Gipps, Chief Administrative Officer - Aug 13, 2025 - 7:25 AM**

**Makayla Ablitt, Manager of Corporate Administration - Aug 13, 2025 - 11:17 AM**